


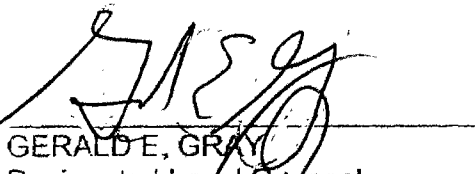
1 Memorandum of Points and Authorities, Plaintiff's Motion to Amend the Pleadings, the record
2 of the proceedings and documents on file with the Court, and any other oral and documentary
3 evidence as may be presented at the time of the hearing.
4

5
6 Respectfully submitted

7
8
9 June 1, 2006
10 Dated

11 
12 EDNA V. WENNING
13 Attorney for Plaintiff
14 Elizabeth Tolosa-Taha

15
16 June 13, 2006
17 Dated

18 
19 GERALD E. GRAY
20 Designated Local Counsel
21 Attorney for Plaintiff
22 Elizabeth Tolosa-Taha
23
24
25
26
27
28

MEMORANDUM OF POINTS AND AUTHORITIES

INTRODUCTION

Defendants Milarose Nilooban and Nilo Nilooban, (hereinafter "Niloobans") residents of Guam, had been residing in the real property known as 247 J.L. Blaz, Dededo, Guam 86912, owned in fee simple by decedent Edgar G. M. Tolosa for an undetermined number of years exercising acts of ownership including but not limited to retaining possession of the premises, paying property taxes and having unfettered enjoyment of said premises without payment since May 9, 2002. Edgar Tolosa, owner in fee simple died intestate on November 9, 1999 in San Francisco. Based on information and belief, the Niloobans entered into an agreement with decedent to pay monthly rental of \$247.00 directly to the Bank of Hawaii inasmuch as decedent was living in the Philippines and San Francisco. When the Bank of Hawaii declared on May 9, 2002 that the mortgage note encumbering the property had been paid in full, the Niloobans opted to stop payment of rent as well and continued to control, possess, enjoy and occupy the subject property for free from May 9, 2002. They had an unfettered right to enjoy ownership, possession, custody and control of the property.

From the time of decedent's demise in 1999 until the present, no increase in rent was made on the monthly rental ignoring the ascending real estate market in the United States, and specifically in Guam, in fact, the Niloobans opted on their own to live rent-free on the premises exercising rights of ownership since May 9, 2002.

Plaintiff Elizabeth Tolosa-Taha (hereinafter "Taha") is the adopted daughter and sole representative and heir of decedent Edgar Tolosa. In a wrongful death action entitled *Elizabeth Taha, individually and as representative of the Estate of Edgar Tolosa versus City of Oakland, County of Alameda, et. al.*, Case No. 832816-8, plaintiff was identified as the sole surviving daughter of decedent, and decedent's sole heir and representative of his estate. Said wrongful death case was settled and eventually dismissed on January 30, 2002.

The Niloobans move to dismiss the first amended complaint based on diversity jurisdiction arguing that plaintiff fails to meet the "amount in controversy" of over \$75,000.00. Defendants solely rely on plaintiff's Initial Disclosures and totally disregard the value of the subject property. A printout of comparable property values range from a low of \$79,900 to \$103,000.00 and up is attached as Exhibit

1 A and which was attached to Plaintiff's Supplemental Disclosures previously filed and served on
2 defendants. Plaintiff also seeks unpaid rents from May 9, 2002 to the present.

3
4
5 ARGUMENT

6 A. DEFENDANTS TOTALLY IGNORE THE VALUE OF THE SUBJECT PROPERTY
7 WHICH RANGES FROM \$79,900 TO \$103,000, EXCLUDING UNPAID RENTS AT AN
8 UNADJUSTED RATE OF \$247.00 PER MONTH, WHICH CONSERVATIVELY AMOUNT TO
9 OVER \$12,000.00, EXCLUDING COSTS, AND IS MORE THAN SUFFICIENT TO MEET THE
10 MINIMUM AMOUNT IN CONTROVERSY FOR DIVERSITY JURISDICTION.

11 Attached and incorporated herein as Exhibit A is a printout of comparable property values in
12 Guam reflecting values ranging from \$79,900 to \$103,000, well over the jurisdictional requirement of
13 this Court.

14 Since defendants Nilooban had possession of the subject property, plaintiff did not produce these
15 printouts earlier in anticipation of obtaining an appraisal once plaintiff is in a position to enter, inspect
16 and have an appraisal evaluate the property that had been in the Niloobans exclusive possession and
17 dominion from May 9, 2002. For all intents and purposes, the Niloobans acted as the owners in fee
18 simple of said property.

19 The Court should note that while defendants are now contending that they never intended to
20 claim ownership of the property, they also had no qualms about living in the property, enjoying the
21 fruits of ownership, without rent, and without encumbrance, from May 9, 2002, refusing to even
22 entertain the idea of relinquishing possession or ownership interest until plaintiff filed this instant
23 complaint to quiet title. To this date, the Niloobans have not tendered any payment or compensation
24 for their exercise of dominion and ownership interest from May 9, 2002. Actions speak louder than
25 words. It is undisputed that defendant Niloobans took possession, control, custody, and full
26 unencumbered enjoyment of ownership of the property from May 9, 2002 and plaintiff had to seek
27 redress in Court to quiet title to said property.
28

1. B. THE SUPREME COURT OF THE UNITED STATES HAS RECENTLY RULED ON
2 May 1, 2006 THAT THE JURISDICTION OF FEDERAL COURTS, "HAVING EXISTED FROM
3 THE BEGINNING OF THE FEDERAL GOVERNMENT, [CAN] NOT BE IMPAIRED BY
4 SUBSEQUENT STATE LEGISLATION CREATING COURTS OF PROBATE." *Vickie Lynn
5 Marshall, Petitioner v. E. Pierce Marshall*, No. 04-1544, *Supreme Court of the United States*, 126 S. Ct.
6 1735; 164 L.Ed. 2d 480; 2006 U. S. Lexis 3456; 74 U.S.L.W. 4224, citing *McClellan v. Carland*, 217
7 U.S. 268, 281, 30 S.Ct. 501, 54 L.Ed 762 (1910) (upholding federal jurisdiction over action by heirs of
8 decedent, who died intestate, to determine their rights in the estate (citing *Waterman*, 215 U.S. 33, 30
9 S.Ct. 10, 54 L.Ed. 80).

10 Vickie Lynn Marshall, also known as Anna Nicole Smith was married to millionaire J. Howard
11 Marshall for 18 months. J. Howard Marshall died without providing for Anna in his will, but intended
12 to provide for her in the form of a "catch-all" trust. J. Howard's son was the ultimate beneficiary of J.
13 Howard's estate plan. While the estate was subject to ongoing Texas Probate Court proceedings, Anna
14 filed for bankruptcy in California listing as one of her assets, her claim to J. Howard's estate. The son,
15 E. Pierce Marshall, filed proof of claim alleging defamation when Anna told the press that he had
16 engaged in forgery, fraud and overreaching. Anna counterclaimed alleging tortious interference. The
17 Bankruptcy Court held that federal court has jurisdiction to adjudicate rights in a probate property. The
18 District Court undertook de novo review of the Bankruptcy Court's ruling and determined that Pierce
19 had tortiously interfered with Anna's expectancy, awarding \$44.3 million in compensatory damages and
20 an equal amount in punitive damages. The Ninth Circuit reversed holding that probate exception barred
21 federal jurisdiction in this case and that since the Probate Court had ruled it had exclusive jurisdiction
22 over all of Anna's claims, the Ninth Circuit held that ruling binding on the Federal District Court. The
23 United States Supreme Court disagreed and ruled that the Ninth Circuit had no warrant from Congress,
24 or from this Court's decisions, for its sweeping extension of the probate exception recognized in those
25 decisions.

26 A history of this misleading probate exception was traced:

27 "...The *Ankenbrandt* Court was "content" "to rest [its] conclusion that a domestic
28 relations exception exists as a matter of statutory construction not on the accuracy of

1. [Barber's] historical justifications, but, "rather," on "Congress' apparent acceptance of
2. this construction of the diversity jurisdiction provisions in the years prior to 1948,"
3. 504 U.S., at 700, 112 S. Ct. 2206, 119 L. Ed. 2d 468. *Ankenbrandt* further determined
4. that Congress did not intend to terminate the exception in 1948 when it "replaced the
5. law/equity distinction with the phrase 'all civil actions.'" *Id.*, at 700, 112 S. Ct. 2206,
6. 119 L. Ed. 2d 468. [***8] The *Ankenbrandt* Court nevertheless emphasized that the
7. exception covers only "a narrow range of domestic relations issues." *Id.*, at 701, 112 S.
8. Ct. 2206, 119 L. Ed. 2d 468. Noting that some lower federal courts had applied the
9. exception "well beyond the circumscribed situations posed by *Barber* and its
10. progeny," *ibid.*, the Court clarified that only "divorce, alimony, and child custody
11. decrees" remain outside federal jurisdictional bounds, *id.*, at 703, 704, 112 S. Ct. 2206,
12. 119 L. Ed. 2d 468. While recognizing state tribunals'"special proficiency" in handling
13. issues arising in the granting of such decrees, *id.*, at 704, 112 S. Ct. 2206, 119 L. Ed.
14. 2d 468, the Court viewed federal courts as equally equipped to deal with
15. complaints alleging torts, *ibid.* Pp. 8-11. (Emphasis added.)
16.
17.

18. The U.S. Supreme Court recognized that federal courts have jurisdiction to adjudicate a tort by
19. one who by fraud, duress or other tortious means intentionally prevents another from receiving from a
20. third person an inheritance or gift that she would otherwise have received is subject to liability to the
21. other for loss of the inheritance or gift. The Supreme Court in upholding federal jurisdiction,
22. pronounced:

23. "... Vickie seeks an *in personam* judgment against Pierce, not the probate or
24. annulment of a [***36] will. Cf. *Sutton*, 246 U.S., at 208, 38 S. Ct. 254, 62 L. Ed. 664
25. (suit to annul a will found "supplemental to the proceedings for probate of the will"
26. and therefore not cognizable in federal court). Nor does she seek to reach a *res* in the
27. custody of a state court. See *Markham*, 326 U.S., at 494, 66 S. Ct. 296, 90 L. Ed. 256.
28.

1 Furthermore, no "sound policy considerations" militate in favor of extending the
2 probate exception to cover the case at hand. Cf. *Ankenbrandt*, 504 U.S., at 703, 112 S.
3 Ct. 2206, 119 L. Ed. 2d 468. Trial courts, both federal [*1749] and state, often
4 address conduct of the kind Vickie alleges. State probate courts possess no "special
5 proficiency . . . in handling [such] issues." Cf. *id.*, at 704, 112 S. Ct. 2206, 119 L. Ed.
6 2d 468.

7
8
9 At issue here is not the Probate Court's jurisdiction, but the federal court's jurisdiction to
10 entertain the Niloobans unlawful claim to full ownership of the property as evidenced by actual
11 possession, custody, and full and unfettered enjoyment of the rights of ownership of a property that does
12 not belong to them and constituting a cloud on the title.

13 The Supreme Court of the United States, unanimously recognized the supremacy of federal
14 court's jurisdiction in adjudicating suits in favor of creditors, legatees, heirs and other claims against a
15 decedent's estate to establish such claims. The Supreme Court observed at Page 326:

16 . . . But it has been established by a long series of decisions of this Court that federal
17 courts of equity have jurisdiction to entertain suits 'in favor of creditors, legatees and
18 heirs' and other claimants against a decedent's estate 'to establish their claims' so long
19 as the federal court does not interfere with the probate proceedings or assume general
20 jurisdiction of the probate or control of the property in the custody of the state court."

21
22 " . . . Thus, the probate exception reserves to state probate courts the probate or
23 annulment of a will and the administration of a decedent's estate; it also precludes
24 federal courts from disposing of property that is in the custody of a state probate court.
25 **But it does not bar federal courts from adjudicating matters outside those**
26 **confines and otherwise within federal jurisdiction."** Pp. 11-15. (Emphasis added.)
27
28

1. Plaintiff's claim does not involve the administration of an estate, the probate of a will, or any
2 other probate matter. She seeks to quiet title on the property that has been in the possession, custody,
3 control, enjoyment and unfettered rights of the Niloobans. She seeks to remove cloud on the title of
4 this property as a sole representative and heir of the decedent, not the probate or annulment of a will.
5

6 C. JURISDICTION IS NOT DETERMINED BY AN AFFIRMATION AFTER THE FACT,
7 THAT DEFENDANTS, AFTER HAVING OCCUPIED, LIVED IN, EXERCISED, INHABITED AND
8 ENJOYED AN UNFETTERED RIGHT TO OWNERSHIP, POSSESSION, CUSTODY AND
9 CONTROL OF THE SUBJECT PROPERTY AND AFTER HAVING CONTINUOUSLY FAILED TO
10 TENDER ANY PAYMENT FOR UNPAID RENTS FROM MAY 9, 2002, NOW CLAIM THAT
11 THEY HAD NO INTENTION OF ENJOYING AND OCCUPYING THE PROPERTY AS OWNERS.

12 Taking full advantage of the death of Edgar G. M. Tolosa, and failing to pay for any rental of the
13 subject property from May 9, 2002 onward, defendant Niloobans would have continued to maintain,
14 enjoy, claim, inhabit and exercise every right of ownership to the subject property had plaintiff not filed
15 the instant action. Judge Ginsburg noted at Page 489:

16 "In *Cohens v. Virginia*, Chief Justice Marshall famously cautioned: "It is most
17 true that this Court will not take jurisdiction if it should not: but it is equally true, that
18 **it must take jurisdiction, if it should We have no more right to decline the**
19 **exercise of jurisdiction which is given, than to usurp that which is not given."** 19
20 *U.S.*, 264, 6 *Wheat.* 264, 404, 5 *L. Ed.* 257 (1821). [***14] Among [**490]
21 longstanding limitations on federal jurisdiction otherwise properly exercised are the
22 so-called "domestic relations" and "probate" exceptions. Neither is compelled by the
23 text of the Constitution or federal statute. Both are judicially created doctrines
24 stemming in large measure from misty understandings of English legal history. See,
25 e.g., Atwood, Domestic Relations Cases in Federal Court: Toward a Principled
26 Exercise of Jurisdiction, 35 *Hastings L. J.* 571, 584-588 (1984); *Spindel v. Spindel*,
27 283 *F. Supp.* 797, 802 (EDNY 1968) (collecting cases and commentary revealing
28 vulnerability of historical explanation for domestic relations exception); Winkler, The

1 Probate Jurisdiction of the Federal Courts, 14 Probate L. J. 77, 125-126, and n. 256
2 (1997) (describing historical explanation for probate exception as "an exercise in
3 mythography"). In the years following Marshall's 1821 pronouncement, courts have
4 sometimes lost sight of his admonition and have rendered decisions expansively
5 interpreting the two exceptions. In *Ankenbrandt v. Richards*, 504 U.S. 689, 112 S. Ct.
6 2206, 119 L. Ed. 2d 468 (1992), this Court reined in the "domestic relations
7 exception." Earlier, [***15] in *Markham v. Allen*, 326 U.S. 490, 66 S. Ct. 296, 90 L.
8 Ed. 256 (1946), the Court endeavored similarly to curtail the "probate exception."

9
10 Granting defendant's motion to dismiss is unsupported by the recent holding of the United
11 States Supreme Court in the *Vickie Lynn Marshall* case. The Niloobans outright unfettered occupation,
12 usurpation, enjoyment and acting as owners of the subject property would be rewarded by longer periods
13 of free occupation, enjoyment, and unceasing unfettered rights of ownership creating a cloud on the title
14 that should be addressed by this Court. The U.S. Supreme Court looks at District Courts as equally
15 equipped to handle claims as plaintiff's for the foregoing reasons given. Almost four years of
16 unfettered occupation and enjoyment of the property by the Niloobans is enough. Plaintiff should not
17 be forced to go to state court to seek justice when diversity jurisdiction and the amount in controversy
18 limits are more than met. To rule otherwise would be tantamount to a travesty of justice.

19
20 D. FEDERAL DIVERSITY JURISDICTION IS PRESENT AND THE MINIMUM
21 AMOUNT IN CONTROVERSY IS MORE THAN MET.

22
23 As of the date of this writing, plaintiff and counsel have yet to arrange for an appraisal of the
24 subject property. However, an internet print-out of the property values in the same neighborhood
25 reflecting value between \$79,900 and \$103,000.00 is provided as Exhibit A herein since plaintiff has
26 been unable to determine if an appraiser can enter the premises. In a complaint to quiet title, common
27 sense dictates that the market value of the subject property should be considered when computing the
28 amount in controversy. Damages exceed the jurisdictional limit of \$75,000.00.

1 In the case of *Meridian Security Insurance Co. v. David M. Sadowski, et. al.*, No. 05-2855, 441
2 F3d 536; 2006 U.S. App. LEXIS 7088 (March 22, 2006), the United States Court of Appeals for the
3 Seventh Circuit noted at Page 341:

4 Jurisdiction itself is a legal conclusion, a *consequence* of facts rather than a
5 provable "fact." The Court made that clear two years after *McNutt*, holding in *St. Paul*
6 *Mercury* that "the sum claimed by [the proponent of federal jurisdiction] controls if
7 the claim is apparently made in good faith. It must appear to a legal certainty that the
8 claim is really for less than the jurisdictional amount to justify dismissal." 303 U.S. at
9 288-89 (footnotes omitted). Although the proponent of jurisdiction [**13] may be
10 called on to prove facts that determine the amount in controversy--such as the
11 economic effect that compliance with the law would have had on GMAC--once these
12 facts have been established the proponent's estimate of the claim's value must be
13 accepted unless there is "legal certainty" that the controversy's value is below the
14 threshold. See *Rising-Moore v. Red Roof Inns, Inc.*, 435 F.3d 813 (7th Cir. 2006);
15 *Pratt Central Park Limited Partnership v. Dames & Moore, Inc.*, 60 F.3d 350 (7th
16 Cir. 1995); *The Barbers, Hairstyling for Men & Women, Inc. v. Bishop*, 132 F.3d
17 1203 (7th Cir. 1997).

18
19 The Court further states:

20 To recap: a proponent of federal jurisdiction must, if material factual allegations
21 are contested, prove those jurisdictional facts by a preponderance of the evidence.
22 Once the facts have been established, uncertainty about whether the plaintiff can prove
23 its substantive claim, and whether the damages (if the plaintiff prevails on the merits)
24 will exceed the threshold, does not justify dismissal. (citations). Only if it is "legally
25 certain" that the recovery (from plaintiff's perspective) or cost [
26] of complying with the judgment (from defendant's) will be less than the
27 jurisdictional floor may the case be dismissed. None of Meridian's jurisdictional
28 allegations was contested, so the standard of proof is irrelevant. And, when Meridian

1 filed this suit, a court could be not be sure that the plaintiffs in state court were bound
2 to recover less than \$75,000 from the Rose Depot. So this case is properly in federal
3 court under the diversity jurisdiction."
4

5 In a claim to quiet title to a subject property, the market value of both the land and improvements
6 are necessarily included in the computation of the amount in controversy. The land and improvements
7 are valued between \$79,000 and \$103,000 and a conservative estimate of unpaid rents from May 9, 2002
8 is more than \$12,000 (having made no allowance for increase in rental in an ascending market). This is
9 plain common sense. Plaintiff will provide an appraisal once entry to the property is ascertained.
10 Damages exceed \$75,000.00.


11 CONCLUSION

12
13 It is now unequivocal that federal courts must exercise jurisdiction where it is given. The United
14 States Supreme Court has rejected the view that federal courts should defer to any litigation of a case
15 that may be subject to a state or probate proceeding and instead view federal courts as equally equipped
16 to deal with complaints alleging torts. Defendants should not be allowed to argue after the fact that
17 they had no intention of enjoying an unfettered enjoyment of ownership of the property in question after
18 enjoying ownership for almost four years and would have continued to do so had plaintiff not filed the
19 instant action. This Court is also a court of equity. To hold otherwise would be a travesty of justice.

20
21 For the foregoing reasons, the motion to dismiss should be denied.
22

23 Respectfully submitted

24
25
26
27 June 1, 2006
Dated

28

EDNA V. WENNING
Attorney for Plaintiff
Elizabeth Tolosa-Taha

6/13/06

Dated



GERALD E. GERA
Designated Local Counsel
Attorney for Plaintiff
Elizabeth Tolosa-Taha

EXHIBIT A

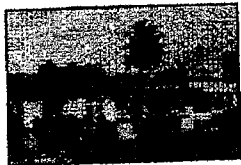
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118 Chotda Ct
Dededo, GU 96929

\$125,000
3 Bed, 1 Bath
1,200 Sq. Ft.

100%

Single Family Property... [View details.](#)




340 Chandiha (Ayuyu) Street
Dededo, GU 96929

\$128,000
3 Bed, 1 Bath
1,046 Sq. Ft.

100%

Single Family Property, Year Built: 1980, Carport... [View details.](#)

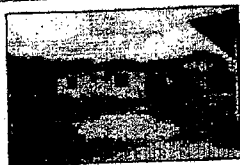


142 Koko Lane
Dededo, GU 96929

\$129,000
3 Bed, 2 Bath
1,100 Sq. Ft.

100%

Single Family Property, Year Built: 1980, Carport... [View details.](#)




174C East Cueto Court
Dededo, GU 96929

\$134,700
4 Bed, 2 Bath
1,547 Sq. Ft.

100%

Single Family Property, Year Built: 1994... [View details.](#)



141 Adahlia
Dededo, GU 96929

\$135,000
3 Bed, 2 Bath
1,250 Sq. Ft.

100%


Single Family Property, Subdivision: Santa Ana Subdivision... [View details.](#)

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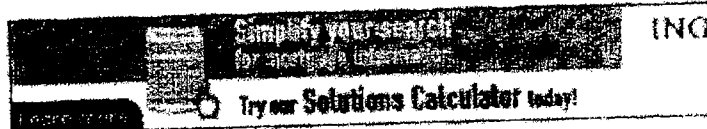
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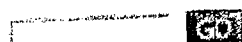
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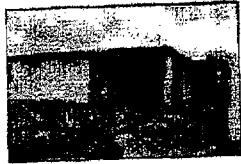


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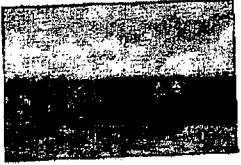
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|---|---------------|---|--|
|  | | 147 North Melendes Court Dededo, GU 96929 | \$135,000 4 Bed, 2 Bath 1,100 Sq. Ft. 100% Match |
| Single Family Property, Subdivision: Liguana Terrace... View details. | | | |

| | | | |
|--|--|---|--|
| NO PHOTO | | 280 Ysengsong Road Dededo, GU 96929 | \$136,000 3 Bed, 2 Bath 1,400 Sq. Ft. 100% Match |
| Single Family Property, Subdivision: Kaiser Dededo Subdivision-Dededo... View details. | | | |

| | | | |
|--|--|--|--|
|  | | 201 Chalan San Juan Dededo, GU 96929 | \$137,500 3 Bed, 2 Bath 1,064 Sq. Ft. 100% Match |
| Single Family Property, Subdivision: Santa Ana Subdivision, Year Built: 1988, Carport... View details. | | | |

| | | | |
|---|--|--|--|
|  | | 381 Chalan Puga Dededo, GU 96929 | \$140,000 3 Bed, 2 Bath 1,100 Sq. Ft. 100% Match |
| Single Family Property, Carport... View details. | | | |

| | | | |
|---|--|---|--|
|  | | 222 Chalan Otol Street Dededo, GU 96929 | \$140,000 3 Bed, 2.5 Bath 1,300 Sq. Ft. 100% Match |
| Single Family Property... View details. | | | |


NO PHOTO

158 LSN Tenorio Lane
Dededo, GU 96929

\$142,000
3 Bed, 1 Bath
1,200 Sq. Ft.

100% FINANCING AVAILABLE

Single Family Property, Subdivision: Kaiser Dededo Subdivision-Dededo, Year Built: 1973...
[View details.](#)

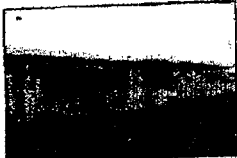


315 Salisbury Street
Dededo, GU 96929

\$145,000
3 Bed, 2 Bath
1,100 Sq. Ft.

100% FINANCING AVAILABLE

Single Family Property... [View details.](#)



180 Kayen Tramuho
Dededo, GU 96929

\$145,000
3 Bed, 2 Bath
1,166 Sq. Ft.

100% FINANCING AVAILABLE

Single Family Property, Year Built: 1998, Carport... [View details.](#)


NO PHOTO

146 Mepa Street
Dededo, GU 96929

\$149,000
3 Bed, 2 Bath
1,200 Sq. Ft.

100% FINANCING AVAILABLE

Single Family Property, Year Built: 1995... [View details.](#)



465 Chalan Ibang
Dededo, GU 96929

\$150,000
5 Bed, 2.5 Bath
1,500 Sq. Ft.

100% FINANCING AVAILABLE


Single Family Property... [View details.](#)

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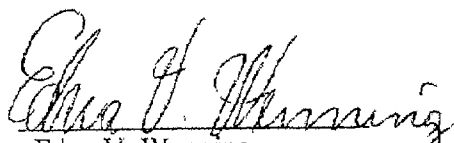
CERTIFICATE OF SERVICE

I hereby certify that on June 1, 2006 I have served a copy of the following document:

1. Plaintiff Elizabeth Tolosa-Taha's Opposition to Motion to Dismiss;
Memorandum of Points and Authorities; Certificate of Service addressed to counsel of record, by either delivering, faxing and/or mailing a copy of same to the following:

Louie J. Yanza
Maher.Yanza.Flynn.Timblin, LLP
Governor Joseph Flores Building
Hagatna, Guam 96910
Fax No. (671) 472-5487

This 1st day of June, 2006


Edna V. Wenning
California State Bar No. 130377
Attorney for Plaintiff

289 Norumbega Drive
Monrovia, California 91016
(626) 359-3219



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| Number of Photos | Virtual Tours | Price | <input checked="" type="checkbox"/> Percent Match |
|---|---------------|---|---|
| NO PHOTO | | Lot 23, Blk. 23, Tr. 240 Dededo, GU 96929 | \$79,900 2 Bed, 1 Bath 700 Sq. Ft. 100% <small>Estimated Value</small> |
| Single Family Property... View details. | | | |
| | | Chalan A' Abang Dededo, GU 96929 | \$87,600 3 Bed, 2 Bath 952 Sq. Ft. 100% <small>Estimated Value</small> |
| Single Family Property... View details. | | | |
| | | 138 W. Liguana Avenue Dededo, GU 96929 | \$97,900 2 Bed, 1 Bath 922 Sq. Ft. 100% <small>Estimated Value</small> |
| Single Family Property... View details. | | | |
| NO PHOTO | | 105 Kamuti Loop Dededo, GU 96929 | \$99,000 3 Bed, 2 Bath 894 Sq. Ft. 100% <small>Estimated Value</small> |
| Single Family Property, Year Built: 1981... View details. | | | |
| | | 332 Chalan Lamasu Dededo, GU 96929 | \$103,900 3 Bed, 2 Bath 1,100 Sq. Ft. 100% <small>Estimated Value</small> |
| Single Family Property... View details. | | | |
| | | A'abang Street | \$108,000 |

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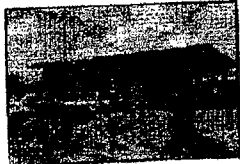


Dededo, GU 96929

3 Bed, 2 Bath
1,064 Sq. Ft.

100%

Single Family Property... [View details.](#)



154 Chalan Panao St.
Dededo, GU 96929

\$109,000
2 Bed, 1 Bath
829 Sq. Ft.

100%

Single Family Property... [View details.](#)

NO PHOTO

122 Sigidiyas
Dededo, GU 96929

\$109,000
3 Bed, 2 Bath
1,050 Sq. Ft.

100%

Single Family Property, Carport... [View details.](#)


NO PHOTO

206 Gardenia Street, Machananao Su
Dededo, GU 96929

\$110,000
3 Bed, 2 Bath
1,200 Sq. Ft.

100%

Single Family Property... [View details.](#)



Chalan A' Abang
Dededo, GU 96929

\$114,000
3 Bed, 2 Bath
1,313 Sq. Ft.

100%


Single Family Property, Subdivision: Astumbo Gardens... [View details.](#)

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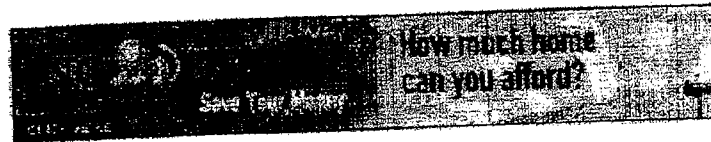
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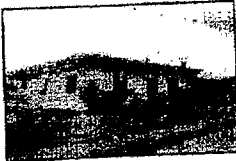
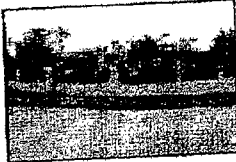




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|---|---------------|---|---|
|  | | Chalan Ahgao Dededo, GU 96929 \$120,000 3 Bed, 2 Bath 1,050 Sq. Ft. | 100% <small>PERCENT MATCH</small> |
| Single Family Property, Year Built: 1997... View details. | | | |
| NO PHOTO | | 181A Kayen Tramuhu Dededo, GU 96929 \$124,000 3 Bed, 1 Bath 1,000 Sq. Ft. | 100% <small>PERCENT MATCH</small> |
| Single Family Property, Carport... View details. | | | |
|  | | 109 Rose St. Dededo, GU 96929 \$125,000 3 Bed, 2 Bath 1 100 Sq. Ft. | 100% <small>PERCENT MATCH</small> |
| Single Family Property, Carport... View details. | | | |
|  | | 169 Marigold Loop Dededo, GU 96929 \$125,000 3 Bed, 2 Bath 1,027 Sq. Ft. | 100% <small>PERCENT MATCH</small> |
| Single Family Property, Subdivision: Machanao Phi, Year Built: 1987, Carport... View details. | | | |
|  | | 212 Marigold Loop Dededo, GU 96929 \$125,000 3 Bed, 2 Bath 1,200 Sq. Ft. | 100% <small>PERCENT MATCH</small> |
| Single Family Property, Year Built: 1980, Carport, Laundry room... View details. | | | |